

APPLICATION NO: 26/00124/FUL

CASE OFFICER: Kate Pickles

WARD: Shevington

PARISH:

LOCATION: 6 Hobart Drive, Tower Hill, Kirkby, Knowsley, L33 4EQ

PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION

Site description

The application property is a two-storey, mid-terraced dwellinghouse set within a rectangular plot fronting on to Hobart Drive. The property is situated within a Primarily Residential Area in the Local Plan Policies Map, and the wider area is characterised by terraced and semi-detached housing. The property benefits from a rear garden comprising of hard landscaping and grassed areas enclosed by wood fence panelling. The attached neighbouring properties No.4 and No.8 Hobart drive also have similar rear extensions to the one proposed.

Proposal

The application seeks permission for the erection of a single storey rear extension that would have a maximum projection of 4.1m. The proposed extension would be 6.7m in width and would be served by a flat roof measuring 3.1m in height. The proposed extension would feature glass bi-folding doors to the rear and a glass sky lantern that would protrude 0.6m from the flat roof bringing the maximum height of the extension to 3.7m. The proposed extension would serve as an enlarged kitchen and dining area.

Consultations

None required.

Representations

This application was publicised through letters sent to 11 neighbours. One representation in support of the proposal has been received because of this publicity.

The representation states that they have no opposition to the proposal but ask that the applicants are mindful of their young child who goes to bed at 7pm.

Planning history

No relevant planning history.

Relevant policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date, planning permission should normally be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

Policy CS2 – Development Principles

Policy CS19 – Design Quality and Accessibility in New Development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

Policy H5 – Primary Residential Areas

Policy H8 – Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Article 35 statement

The local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations received and subsequently determining to

grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Residential amenity

The Householder Development SPD states that a single-storey rear extension on or close to a party boundary is generally acceptable if it does not project more than 4m from the original rear elevation. The proposed extension would be set 0.3m from the boundaries with No.4 and No.8 Hobart Drive and would project 4.1m. This is acceptable as the proposal is considered modest in the context of neighbouring development. The proposed extension would extend 1.4m beyond No.8's rear extension and 0.9m beyond No.4's. Given this limited projection, the proposed extension would not appear unduly dominant, and neighbouring access to light would be maintained. The development would not be visually intrusive or harmful to residential amenity by way of overshadowing or loss of outlook and is therefore acceptable.

No privacy concerns are raised by the glass bi-folding doors proposed to the rear due to their ground-floor positioning, existing boundary treatments and no new viewpoints created beyond those already available from the rear elevation. The development is therefore acceptable in its impact on neighbouring residential amenity in terms of privacy.

Design

The Householder Development states that *extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out.* The existing garden measures 13.4m in length from the setback rear elevation and 12.5m in length elsewhere which would be reduced to 9.3m. This is considered acceptable and policy compliant as over 50% of the rear garden would be maintained meaning adequate private amenity space would be retained.

The proposed extension's external brickwork would match the existing house in colour, texture, bond and mortar joint profile and the bi-folding doors would be aluminium framed with the colour to match existing windows and doors. This is considered acceptable from a design perspective as visual consistency with the existing property will be maintained. This is also compliant with the SPD guidance stating *extensions should be constructed in materials and style to match the original dwelling.*

Highways

The proposed extension would be situated at the rear of the dwelling and therefore does not impact existing off-street parking within the curtilage of the property. No additional

bedrooms are proposed meaning there would be no increase in the demand for off street parking as the current provision is sufficient. As such, the proposed extension is considered acceptable from a highway safety perspective.

Conclusion

The proposed single storey rear extension is considered acceptable in terms of residential amenity, design and highway safety and complies with the relevant policy. The proposal is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following condition(s):-

- 1) The development must be begun no later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended)

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interest of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2-16, and the National Planning Policy Framework.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
18.03.2026	001	P01	Existing Plans, Elevations, 3D Views and Site/Location Plans
18.03.2026	100	P01	Proposed Plans, Elevations and 3D Views.

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan_____

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

Date: 01/05/2026

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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